



Proposed Zoning Ordinance Amendment Regarding Residential Density in the Reston PRC District

Fairfax County
Department of Planning and Zoning

May 3, 2017

Why?

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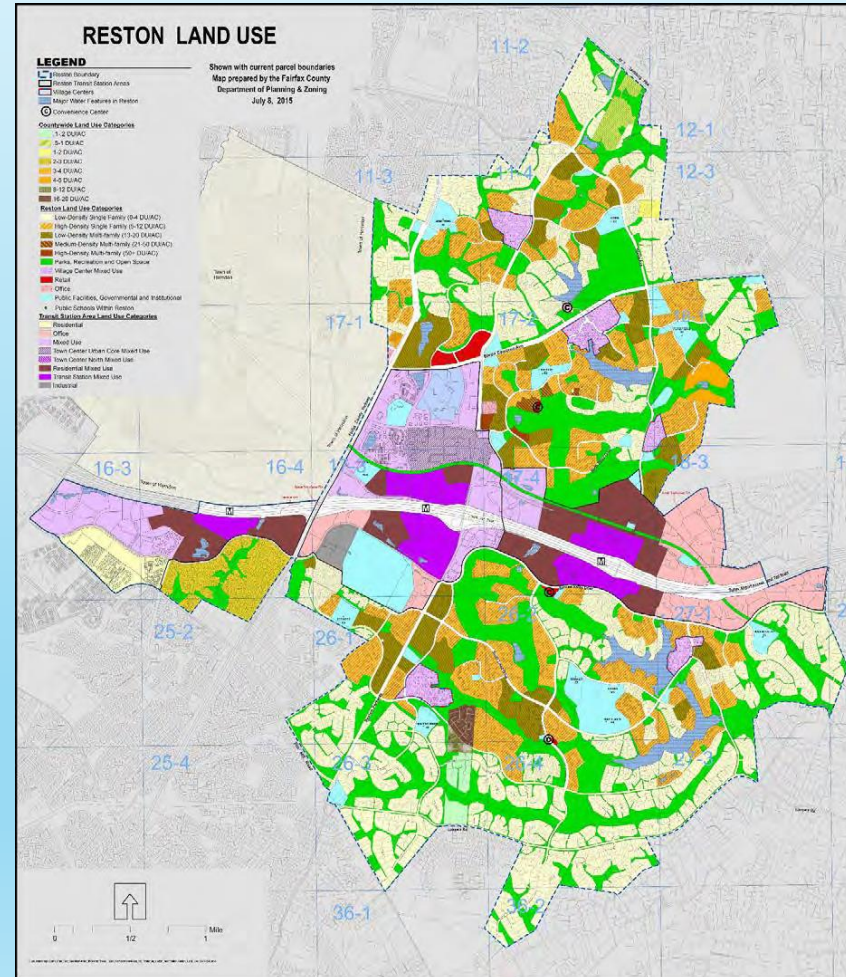
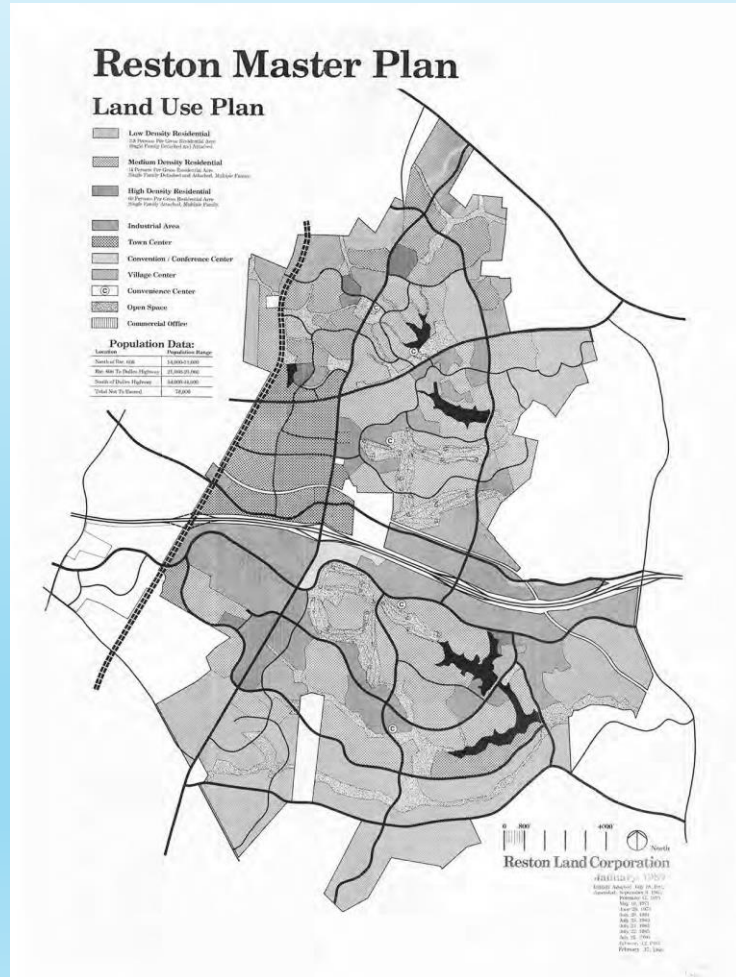
Why are we proposing to
amend the Zoning Ordinance
provisions for the PRC District
in Reston?

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Previous and Current Reston Master Plans



Where?

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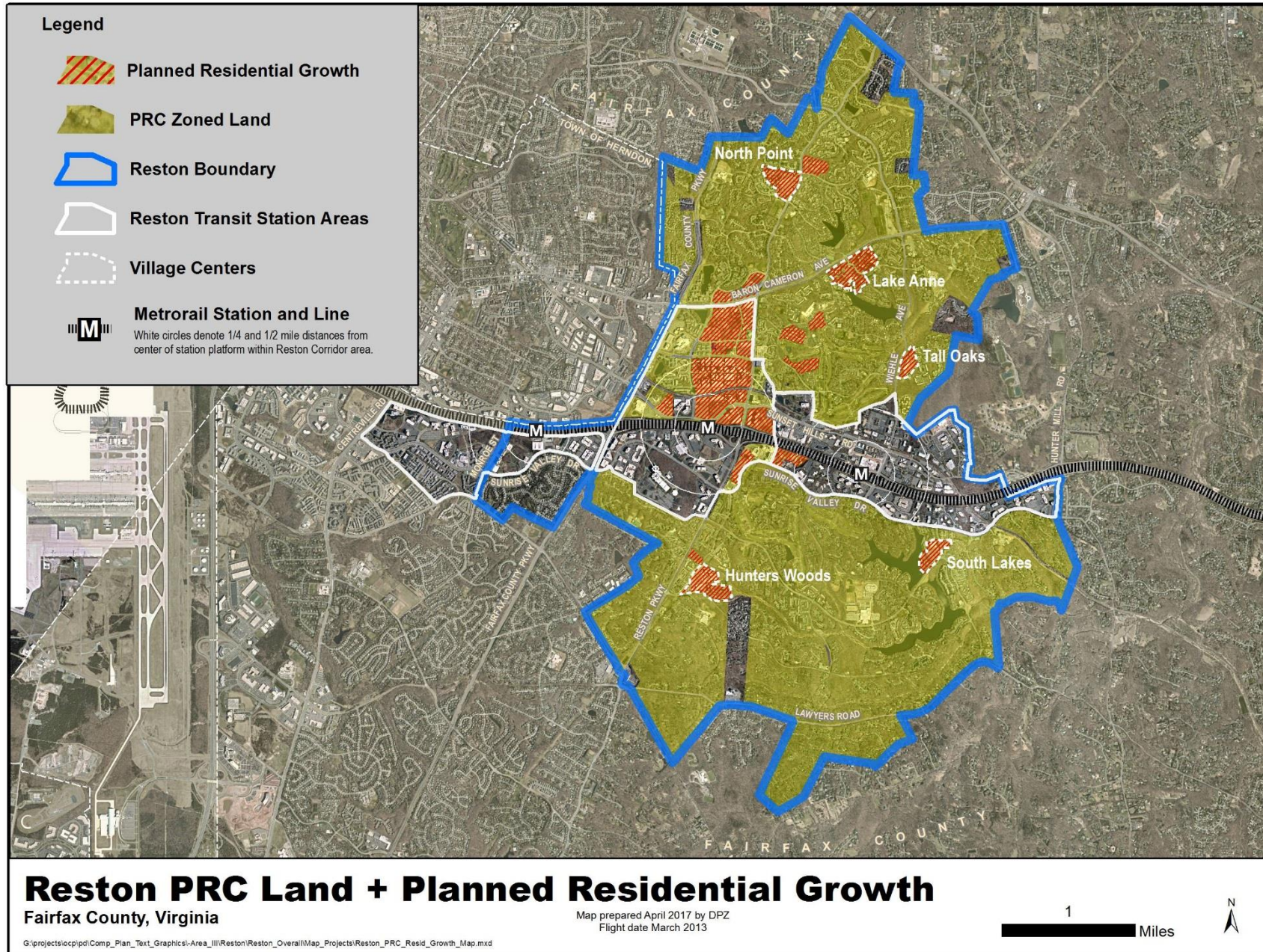
? **What areas** of Reston
would be most affected by
amending the Zoning Ordinance
provisions regarding residential
density in the PRC District?

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What?

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What specific Zoning Ordinance provisions are proposed to be changed?

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PRC District Residential Density

Limit on overall persons per acre for entire acreage of PRC District

(Reston PRC = approximately 6,246 acres);

Limits on persons per acre within areas designated

- low density residential,
- medium density residential, or
- high density residential;

Limits on dwelling units per acre on individual properties.

Current PRC Residential Density Limits

13 persons per acre overall in any PRC District;

3.8 persons per acre in low density residential areas
and up to 5 du/ac individually; **-NO CHANGE PROPOSED**

14 persons per acre in medium density residential areas
and up to 20 du/ac individually; **-NO CHANGE PROPOSED**

60 persons per acre in high density residential areas
-NO CHANGE PROPOSED

Up to **50 du/ac individually** in high density residential areas.



PRC District Residential Density Multipliers

Single Family Detached Dwellings = **3.0 persons**

Single Family Attached Dwellings (TH) = **2.7 persons**

Multiple Family Dwellings (any type) = **2.1 persons**

NO CHANGE PROPOSED

Proposed Reston PRC Residential Density Limitations

Increase the overall persons per acre limitation to continue to accommodate planned development in accordance with Plan (*further discussion to follow*);

Recommending that the Board be able to approve **individual developments** in excess of 50 du/ac in TSAs and when in accordance with Comprehensive Plan recommendations (otherwise high density areas still limited to 50 du/ac)

What if We Do Nothing?

The existing Zoning Ordinance limitations have supported implementation of the Reston Master Plan from its inception in 1962 with minor changes through 2015.

However, the 13 persons per acre limitation cannot support the amended Master Plan.



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Where are we now?

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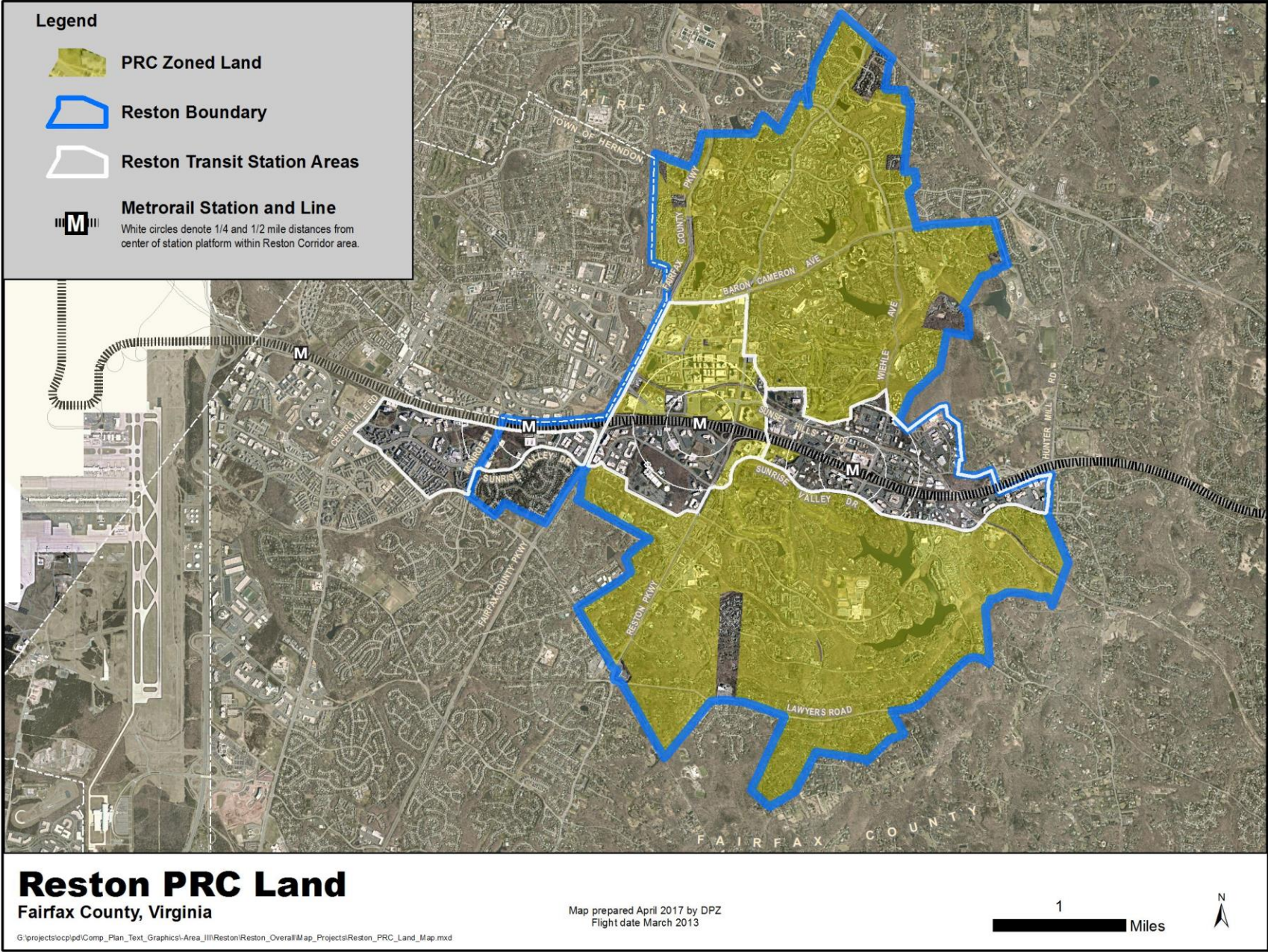
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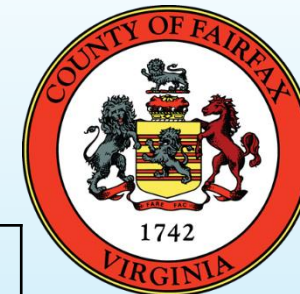
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& **ZONING**

2017 Reston Z.O. Population Calculation



City of

<i>Unit type</i>	<i># Existing & Approved Units*</i>	<i>Factor</i>	<i>Total</i>
Single family detached	4,247	3.0	12,741
Single family attached	8,501	2.7	22,953
Garden MF	10,475	2.1	21,998
Elevator MF	7,857		16,500
*Excludes affordable housing bonus units per Z.O.			74,192

2017 Reston Density: Persons / Acre Estimate

Zoning Ordinance Population / Acres Zoned PRC =
Persons Per Acre

74,192 persons / 6,245.8 acres = approximately

11.9 persons per acre

2017 Reston Density: Persons / Acre Estimate

What does that mean?

Max. Population – Zoning Ordinance Population =
Persons of Available Density

81,195 (max. pop.) – 74,192 = 7,002 persons remaining

7,002 persons of available density =
3,335 multi-family units



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Where are we headed?

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Reston PRC Comprehensive Plan

Maximum Buildout ESTIMATE

ZONING

Unit type	# Approved Units + Plan Potential	Factor	Total
Single family detached	4,247	3.0	12,741
Single family attached	8,501	2.7	22,953
Garden MF	10,475	2.1	21,998
Elevator MF	7,857 + 13,632 = 21,489		45,127
			102,819= 16.5 people/acre

Proposed Overall Residential Density Limitation (Reston PRC only):

Staff will be recommending a change in the overall persons per acre maximum to 16 persons per acre in the Reston PRC District.

(Advertised range for Board flexibility would be from the existing 13 to as high as 16.)



Proposed Overall Residential Density Limitation (Reston PRC only):



Added Population capacity above 13 persons per acre is approximately **18,737** persons difference.

Implementation of Comprehensive Plan is ***long range.***

Summary:

Reston Master Plan provides options for future growth focused in Village Centers, the Town Center, and Transit Station Areas.

Raising Zoning Ordinance population density limitations would not facilitate increased development in areas not so designated in the Master Plan.

Board approval of proposed Development Plans and PRC Plans still required.

Conclusion:

The adopted Comprehensive Plan, which includes the Master Plan for Reston cannot be implemented without also updating the density limits contained in the Zoning Ordinance to support the Plan.

Staff recommendations will be outlined in a staff report for consideration, and public hearings will be held before the Planning Commission and Board as with any proposed Zoning Ordinance Amendment.



Next Steps:

Planning Commission Committee Briefing (*May 4*)
Reston Planning & Zoning Meeting Briefing (*May 15*)
Board of Supervisors' Authorization (*ten. July*)
Planning Commission Public Hearing (*ten. Sept.*)
Board Public Hearing (*ten. Oct.*)

ZOA Webpage: <http://www.fairfaxcounty.gov/dpz/>

Contact info:

Zoning Administration Division

703-324-1314

ordadmin@fairfaxcounty.gov (*creating special email*)



Questions?

(Please be courteous!)



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